

MINOR SUBDIVISION SURVEY FOR THE  
**CODY SHINER MINOR SUBDIVISION**  
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 3 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESE COUNTY, UTAH

**BOUNDARY DESCRIPTION**

Commencing at the Southwest Corner of Section 8, Township 2 South, Range 3 West of the Uintah Special Base and Meridian;  
Thence North 89°56'02" East 932.50 feet along the South line of the SW1/4 of the SW1/4 of said Section to the North right-of-way line of State Highway 87;  
Thence North 41°35'58" West 312.27 feet along said right-of-way line to the TRUE POINT OF BEGINNING;  
Thence North 41°35'58" West 1078.00 feet along said right-of-way line to the West line of said Section;  
Thence North 00°29'05" East 956.74 feet along said West line;  
Thence South 83°08'56" East 648.86 feet;  
Thence North 00°25'52" East 709.75 feet;  
Thence North 89°34'07" West 644.19 feet to the West Quarter Corner of said Section;  
Thence North 00°12'08" East 78.00 feet along the West line of the NW1/4 of said Section;  
Thence South 89°42'52" East 208.00 feet;  
Thence North 00°12'08" East 628.27 feet;  
Thence North 89°47'52" West 208.00 feet to said West line;  
Thence North 00°12'08" East 602.24 feet to the Southwest Corner of the NW1/4 of said NW1/4;  
Thence South 89°55'57" East 1315.21 feet to the Southeast Corner of said aliquot part;  
Thence North 00°13'58" East 1308.75 feet to the Northeast Corner of said aliquot part;  
Thence South 89°55'57" East 75.00 feet along the North line of the NE1/4 of said NW1/4;  
Thence South 04°20'45" East 1312.65 feet to the South line of said aliquot part;  
Thence South 26°05'41" East 1458.30 feet to the SE1/4 of said NW1/4;  
Thence South 04°44'49" East 1529.01 feet to an existing rebar;  
Thence South 01°10'05" East 1102.63 feet to the South line of the SE1/4 of said SW1/4;  
Thence South 89°43'33" West 992.09 feet to the Southeast Corner of said SW1/4 of said SW1/4;  
Thence South 89°56'02" West 66.31 feet along said South line of said SW1/4 of said SW1/4 to a point in an existing roadway;  
Thence North 53°42'20" East 460.07 feet in said roadway;  
Thence North 38°45'58" East 148.76 feet in said roadway;  
Thence North 23°25'53" East 216.31 feet in said roadway;  
Thence North 39°51'54" East 45.67 feet to a monument spike in an existing roadway;  
Thence North 05°10'24" East 102.65 feet;  
Thence South 89°33'41" East 320.46 feet;  
Thence North 10°06'32" West 429.58 feet to a pipe fence corner;  
Thence North 08°07'19" West 405.97 feet to a pipe fence corner;  
Thence South 79°44'39" West 517.88 feet to a gate post;  
Thence South 34°22'56" West 18.09 feet to a pipe gate post;  
Thence South 69°30'58" West 353.29 feet to a fence post in an East-West fence;  
Thence South 12°06'56" West 979.23 feet to a rebar;  
Thence South 60°41'55" East 457.64 feet to a rebar;  
Thence South 48°22'39" West 690.16 feet to the TRUE POINT OF BEGINNING, containing 128.26 acres. Said parcel being subject all existing rights-of-ways and easements.

LINE	BEARING	DISTANCE
L1	N 38°45'58" E	148.76'
L2	N 23°25'53" E	216.31'
L3	N 39°51'54" E	45.67'
L4	N 83°57'09" E	129.63'
L5	S 73°24'53" E	282.89'
L6	N 05°10'24" E	102.65'
L7	N 35°20'58" E	196.28'

**LEGEND AND NOTES**

- SET 5/8"x24" REBAR WITH CAP STAMPED ALLRED SURVEYING AT PROPERTY CORNERS
- SET MAG NAIL WITH BRASS WASHER AT PROPERTY CORNERS
- FOUND REBAR SET PREVIOUSLY AT PROPERTY CORNERS
- ▲ FOUND FENCE CORNER POST
- ◆ FOUND ALUMINUM CAP ON REBAR AT 1/16 CORNER
- FOUND MONUMENT SPIKE SET PREVIOUSLY
- EXISTING FENCES
- ◆ FOUND HIGHWAY RIGHT-OF-WAY MARKERS

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM AN PROCEDURES AND EQUIPMENT.

THE BASIS OF BEARINGS IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT A CONTROL POINT LOCATED AT LAT: 40°19'48.281" N AND LONG: 110°13'19.023" W USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER.

**NARRATIVE**

This survey was performed at the request of Cody Shiner for the purpose of locating on the ground the corners of the parcel shown and described on this plat and to divide off a ten acre lot, (Lot 1). This parcel is the remainder after the several parcels shown were conveyed off previously. The boundaries of these parcels were determined from their various deeds and previous surveys. Section 8 was originally surveyed by the General Land Office using the "3-mile" method in which the sixteenth corners were set. This section was subdivided by this survey using the "3-mile" method using the corners as found or reestablished as noted on the plat and is intended to represent a dependent resurvey of portions of Section 8 and is designed to restore the corners to their true original locations according to the best available evidence. Data from the plats of previous surveys was obtained and used to determine the location of the existing corners of those parcels previously conveyed off.

**DUCHESE COUNTY TREASURER**

PROPERTY TAX CLEARANCE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_

STEPHEN POTTER  
DUCHESE COUNTY TREASURER

**DUCHESE COUNTY PLANNING DEPARTMENT APPROVAL**

APPROVED AS A MINOR SUBDIVISION ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_

MICHAEL HYDE  
DUCHESE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

**OWNER'S CERTIFICATE**

We, the undersigned, owners of the parcels of land shown hereon, having caused the same to be subdivided into \_\_\_\_\_ parcels and right-of-way easements as shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures	Print Name	Date Acknowledged to Notary	Notary's Initials
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**ACKNOWLEDGMENT**

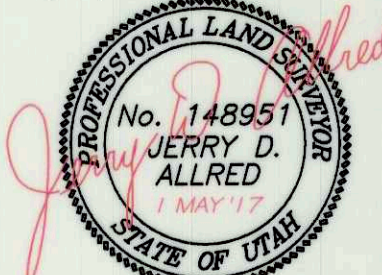
State of Utah }  
County of Duchesne } SS

On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me they did execute same.

My commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor,  
Certificate 148951 (Utah)

**COUNTY RECORDER'S CERTIFICATE**

STATE OF UTAH }  
COUNTY OF DUCHESE } SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND IS DULY RECORDED.

FILING NO. \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

JERRY D. ALLRED & ASSOCIATES, INC.  
SURVEYING CONSULTANTS  
1235 NORTH 700 EAST—P.O. BOX 975  
DUCHESE, UTAH 84021  
(435) 738-5352

1 MAY 2017

17-100-020

County Surveyor's File # 3550